



County of Los Angeles  
**CHIEF ADMINISTRATIVE OFFICE**

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DAVID E. JANSSEN  
Chief Administrative Officer

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December 23, 2003

To: Supervisor Don Knabe, Chairman  
Supervisor Gloria Molina  
Supervisor Yvonne Brathwaite Burke  
Supervisor Zev Yaroslavsky  
Supervisor Michael D. Antonovich

From:   
David E. Janssen  
Chief Administrative Officer

**INITIAL STUDY FOR REDEVELOPMENT PROJECT NO. 5 - CITY OF GLENDORA  
(FIFTH DISTRICT)**

Consistent with your Board's instruction of February 4, 1997 regarding the preparation of reports on proposed redevelopment projects by the County's cities, and pursuant to the Policies and Procedures governing the County's approach to city redevelopment activities adopted by your Board on October 8, 2002, we are advising your Board that the City of Glendora has sent us an Initial Study for Redevelopment Project No. 5. The Initial Study includes the following information:

- The proposed project will merge the Agency's four existing redevelopment areas (Project Areas Nos. 1, 2, 3, and 4) and add new territory of approximately 310 acres, and establish the authority to purchase nonresidential real property through eminent domain in all five areas.
- According to the Agency, activities of the project may include:
  - Alleviating the causes and effects of blight;
  - Constructing infrastructure improvements including, but not limited to streets, curbs, gutters, sidewalks, sewer lines, water lines, drainage systems, and similar improvements in order to remove blighting conditions;
  - Improving and/or constructing public facilities and public uses;

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- Promoting improvements in commercial, industrial, and residential areas, which will expand the local economic base and further reduce blight; and
- Improving, increasing, and preserving the community's housing stock, especially for low- and moderate-income families.

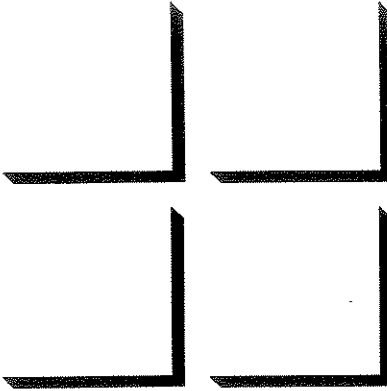
A project description and map excerpted from the Agency's Initial Study are attached. Further information will be available in the Agency's Preliminary Report. The Preliminary Report will include the Agency's analysis of blight, assessment of proposed financing, amount of tax increment anticipated from the proposed project, and a description of the redevelopment projects planned by the Agency. Upon receipt of this document from the Agency, we will send your Board another report, including a financial analysis and a determination of whether the proposed Project is generally consistent with Community Redevelopment Law.

If you have any questions regarding this information, please call me, or your staff may call Jerry Ramirez of my office at (213) 974-4282.

DEJ:LS  
MKZ:RM:nl

Attachment

c: Auditor-Controller  
County Counsel



## ***1.0 PROJECT DESCRIPTION***

**A. Project Title:**

Redevelopment Project No. 5

**B. Name and Address of Lead Agency/Project Sponsor:**

Glendora Community Redevelopment Agency  
116 East Foothill Boulevard  
Glendora, California 91741-3380  
(626) 914-8214

**C. Contact Person and Phone Number:**

Mr. Ernest Glover  
GRC Redevelopment Consultants, Inc.  
701 South Parker Street, Suite 7400  
Orange, California 92868  
(714) 234-1122

**D. Project Location:**

The proposed Project involves the Existing Project Areas and Project Area No. 5. (See Figure 1, Project Areas Map.) Project Area No. 5 consists of land along Grand Avenue north of I-210, and along Arrow Highway. (See Regional Location Map, Figure 2; and Project No. 5 Boundary Map, Figure 3.)

